

City Council
Atlanta, Georgia

05- 0-0743

AN ORDINANCE
BY: IVORY LEE YOUNG, JR.

Z-05 10
Date Filed: 2-10-05

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **2940 Jonesboro Road, S.E.**, be changed from the R-4 (Single Family Residential) District to the RG-2 (Residential General-Sector 2), to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 36 14th District, Fulton County, Georgia. being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

2940 Jonesboro Road 05-10
X

All that tract or parcel of land lying and being in land lot 36 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the southeast side of Jonesboro road 105.5 feet southwesterly, as measured along the southeast side of Jonesboro road, from the southeast corner of Jonesboro road and King Smith road (said beginning point being the southwest corner of the property described in deed to E.C. and June Ann Steele, deed book 4113 page 239); running thence southeasterly, forming an interior angle of 91 degrees 26 minutes with the southeast side of Jonesboro road, and along said Steele property, two hundred seventeen (217) feet to the east line of said Steele property; running thence northeasterly, forming an interior angle of 276 degrees 28 minutes with the last named call, and along said Steele property, one hundred five & five-tenths (105.5) feet to the southwest side of King Smith road; running thence southeasterly along the southwest side of King Smith road two hundred three & seven-tenths (203.7) feet to an iron pin; running thence southwesterly, forming an interior angle of 105 degrees 16 minutes with the southwest side of King Smith road, two hundred eighty seven & eight-tenths (287.8) feet to an iron pin; running thence northwesterly, forming an interior angle of 86 degrees 46 minutes with the last named call, four hundred six & five-tenths (406.5) feet to the southeast side of Jonesboro road; running thence northeasterly along the southeast side of Jonesboro road, and following the curve of same, two hundred twenty five (225) feet to the point of beginning. Said description as per survey by Eston Pendley and Associates.

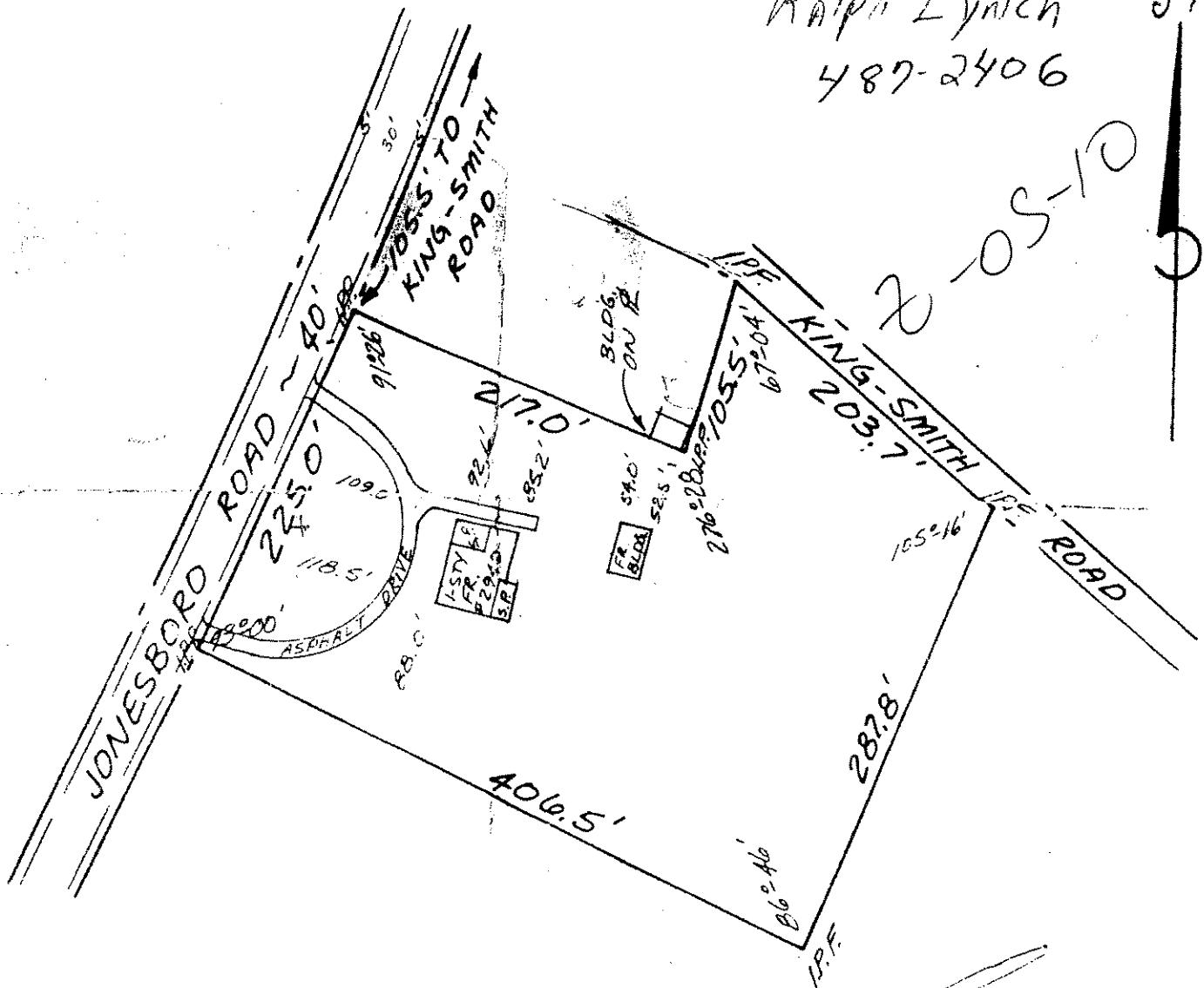
This deed is given to release and satisfy a Deed to Secure Debt from Ralph J. Lynch, Jr. to Ruby L. Russell, dated July 18, 1973, as said*

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Ralph Lynch
487-2406

2-05-10



Survey for
JOHN W. LYNCH
And

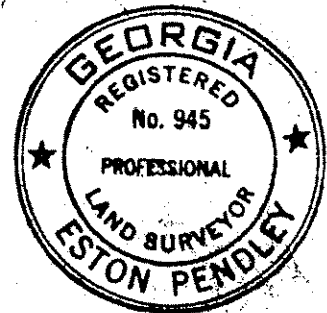
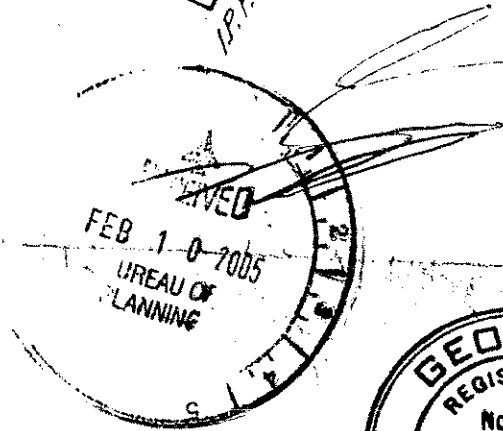
Of property at 2940 Jonesboro Road

Lot

Land Lot 36, 14th District, Fulton County, Georgia

Date: 10/12/71

Scale: 1" = 100'



In my opinion, this plat is a correct representation of the land
platted and has been prepared in conformity with the mini-
mum standards and requirements of law.

BY: **ESTON PENDLEY & ASSOC., INC.**
REGISTERED LAND SURVEYORS

Eston Pendley
MEMBER GA. ASSN. REG. LAND SURVEYORS